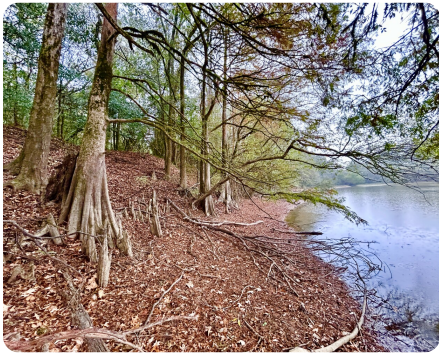


UNDER CONTRACT



Lucedale Riverfront/Lakefront Sportsman's Paradise

305 +/- Acres | George County, MS | \$1,200,000



ADDRESS

002 Merrill Road
Lucedale, MS 39452

LOCATION

GPS Coordinates: 30.94614, -
88.71532

PROPERTY SUMMARY

A true sportsman's paradise—305± acres of diverse recreational and timberland with a 21± acre dead lake (Pree Eddy), known for exceptional perch fishing, and frontage on the scenic Pascagoula River. Enjoy unmatched hunting and fishing in a secluded, gated setting.

A mile-long gravel drive winds through managed upland pine and hardwood bottomlands to a rustic 1BR/1BA cabin with power, water, a large porch, side deck, floating dock, boathouse, and two barns with cleaning stations and utilities.

The land features a maintained trail system, fire lanes, food plots, and seasonally flooded sloughs with cypress and black gum, ideal for attracting wildlife. Prescribed burns support habitat health. Whether it's hunting deer, turkey, or ducks, or fishing for perch, this tract offers year-round adventure in a pristine, private setting.

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